

## \$475,000 - 5046 Andison Close, Edmonton

MLS® #E4430491

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This JAYMAN BUILT home offers comfort, style, and convenience. Minutes to schools and parks with QUICK ACCESS TO THE QE2, ANTHONY HENDAY, AND ENDLESS SHOPPING AND DINING ALONG JAMES MOWATT TRAIL. Step inside to discover BEAUTIFUL LAMINATE FLOORING, cozy carpet, and 9' CEILINGS that create a bright and spacious feel throughout the main level. The open layout includes a welcoming living room, dining area, and a well-appointed kitchen, along with a convenient 2-PIECE BATH. Upstairs, the LARGE BONUS ROOM provides extra space for family fun, a home office, or a quiet retreat. The primary suite features its own ensuite bath, while two additional bedrooms share a 4-PIECE MAIN BATHROOM, perfect for growing families or guests. The PARKING PAD is ready for your dream garage—just add your personal touch! THIS MOVE-IN READY home is a MUST SEE!

Built in 2017

### Essential Information

MLS® #	E4430491
Price	\$475,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5046 Andison Close
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T4

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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